

# To Let



## Hagley Court, 40 Vicarage Road, Edgbaston, B15 3EZ

### Prestigious Offices To Let

- Flexible open plan accommodation.
- Air conditioned.
- Situated in an established office area of Edgbaston.
- Excellent on-site car parking.
- Landscaped grounds and prominent road frontage.
- £10 psf.

Viewings and further information:  
call us on **0121 525 0600**

[bondwolfe.com](http://bondwolfe.com)

[agency@bondwolfe.com](mailto:agency@bondwolfe.com)

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### Location

The property is located at the junction with Chad Road and Vicarage Road, with direct access onto the A456 Hagley Road, one of the main arterial routes into Birmingham City Centre. Hagley Court is located within the leafy suburb of Edgbaston, considered to be one of Birmingham's most affluent suburbs. The property benefits from its proximity to some excellent leisure amenities including Edgbaston Golf Club, The Botanical Gardens and Warwickshire County Cricket ground. Retail facilities located at the nearby Edgbaston Shopping Centre are complimented by those at neighboring Harborne. The area is served by some of Birmingham's best schools and fine dining including the nationally acclaimed Simpsons Restaurant. Five Ways railway station and numerous bus stops are in close proximity.

### Description

Offices are in the prominent building known as Hagley Court, a three storey, self-contained office premises set within landscaped surroundings offering excellent on-site car parking.

The offices have recently been refurbished and offer open plan floor plates with 3 compartment perimeter trunking, Suspended ceilings with recessed strip lighting, air conditioning and carpeting. The offices benefit from a passenger lift and male, female, and disabled WC's on each floor.

### Accommodation

Part 2nd Floor – 4,194 sq. ft.

### Tenure

Leasehold

### Lease Terms

The accommodation is being offered on flexible lease terms for a period to be agreed, at £10 per sq. ft. per annum exclusive.

### Service Charge

All mains services are installed, and the tenants will be responsible for a service charge and buildings insurance contribution towards the cost of services provided by the landlord.

### Additional Information

Car Parking. On site allocated car parking is available at a ratio of 1:400.

### Disclaimer

A Director of Bond Wolfe has a vested interest in this property.



### VAT

VAT is applicable on rent and service charge.

### EPC

Rated B.

### Anti Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identity and confirmation of the source of funding will be required from the successful Tenant.

Viewings and further information:

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